

REFERENCE TITLE: **landlords; foreclosures; tenant notice**

State of Arizona  
Senate  
Forty-ninth Legislature  
First Regular Session  
2009

# **SB 1108**

Introduced by  
Senators Landrum Taylor, Burton Cahill, Lopez: Aguirre, Alvarez, Garcia,  
McCune Davis, Rios

## AN ACT

AMENDING TITLE 33, CHAPTER 10, ARTICLE 2, ARIZONA REVISED STATUTES, BY ADDING SECTION 33-1331; RELATING TO THE ARIZONA RESIDENTIAL LANDLORD AND TENANT ACT.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:  
2       Section 1. Title 33, chapter 10, article 2, Arizona Revised Statutes,  
3 is amended by adding section 33-1331, to read:

4           33-1331. Foreclosure sales; notice to tenant; violation;  
5           classification

6           A. A LANDLORD SHALL PROVIDE TENANTS WITH WRITTEN NOTICE OF ANY  
7 FORECLOSURE ACTION AGAINST THE PROPERTY. THE WRITTEN NOTICE SHALL STATE:

8           THIS PROPERTY IS IN FORECLOSURE AND YOUR RIGHT TO CONTINUE  
9 TO LIVE IN THIS PROPERTY MAY BE AFFECTED. IF THIS PROPERTY IS  
10 SOLD AT A FORECLOSURE SALE, THE NEW OWNER MAY CANCEL ANY LEASE  
11 YOU HAVE AND YOU MAY BE REQUIRED TO MOVE.

12          B. A LANDLORD SHALL PROVIDE WRITTEN NOTICE AT LEAST THIRTY DAYS BEFORE  
13 THE DATE OF ANY SCHEDULED FORECLOSURE SALE. IF THE FORECLOSURE SALE IS  
14 RESCHEDULED, THE LANDLORD SHALL PROVIDE A REVISED NOTICE TO THE TENANT.

15          C. A LANDLORD WHO KNOWINGLY FAILS TO PROVIDE NOTICE TO A TENANT AS  
16 PRESCRIBED BY THIS SECTION IS GUILTY OF A CLASS 1 MISDEMEANOR.